

RESIDE
MANCHESTER



17 Central Court
Melville Street, Salford, M3 6DH

Asking Price £165,000

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This lovely corner unit, two bedroom apartment is located in Central Court.

With a spacious open plan lounge/kitchen/diner, two bathrooms, and a total of 785 sq ft of living space, this property offers comfort and convenience in equal measure. The lounge offers a juliet balcony.

Just a short walk from Deansgate, this property is on the doorstep to all the bars, restaurants and amenities that the city centre has to offer. As well as being a 5 minute walk to Salford University, the Salford Crescent Train Station, and The Salford Shopping Centre.

To book a viewing contact our sales team on 0161 837 2840.

The Tour

Apartment 17 is located on the first floor, block D Central Court. Entering into a spacious hallway with doors leading to the rest of the accommodation.

Living/Kitchen - open plan living/kitchen area that benefits from a juliet balcony, laminate wooden floor throughout the apartment. Kitchen fitted with a Hotpoint oven, hob, freestanding fridge, freestanding freezer and an Indesit washing machine.

Bedrooms - wooden floor throughout, TV points and a double glazed window.

Family bathroom - Panelled bath with wall mounted mixer shower, low level WC and a wash hand basin. Partial tiled wall and vinyl flooring.

En-suite - 3 piece suite with a walk in shower, low level WC and a wash hand basin. Partial tiled wall and vinyl flooring.





The Area
Whether you are strolling to the independent bars and restaurants of Chapel Street including GK Gallery and tea room, Vero Moderno and Porta or taking a stroll into Spinningfields for some shopping, the location of this development is perfectly positioned to connect you to some of Manchester's most popular and fastest-growing areas.

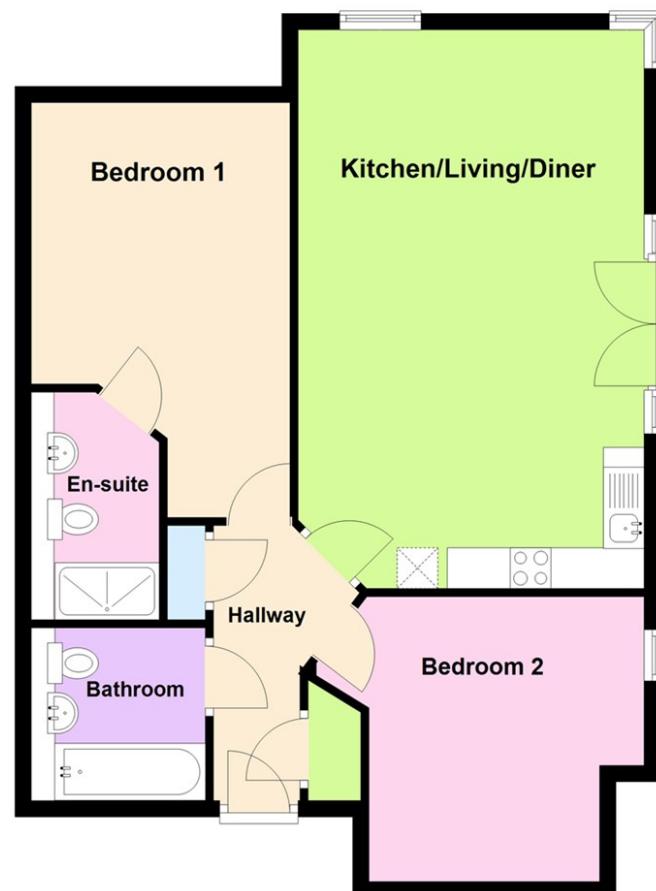
Co-Op: 2 minute walk
Spinningfields: 5 minute walk
Peel Park: 5 minute walk
Salford Retail Park: 10 minute walk

Lease Information
Length of lease - 230 years remaining
Service charge - £2347.17 pa
Ground rent - £200pa

- Two Bedroom
- Two Bathroom
- Corner Unit
- Vacant Possession
- Walking Distance to City Centre
- EPC Rating C
- Open Plan Kitchen & Living Area
- No Cladding Installed - Mortgage Buyers Welcome

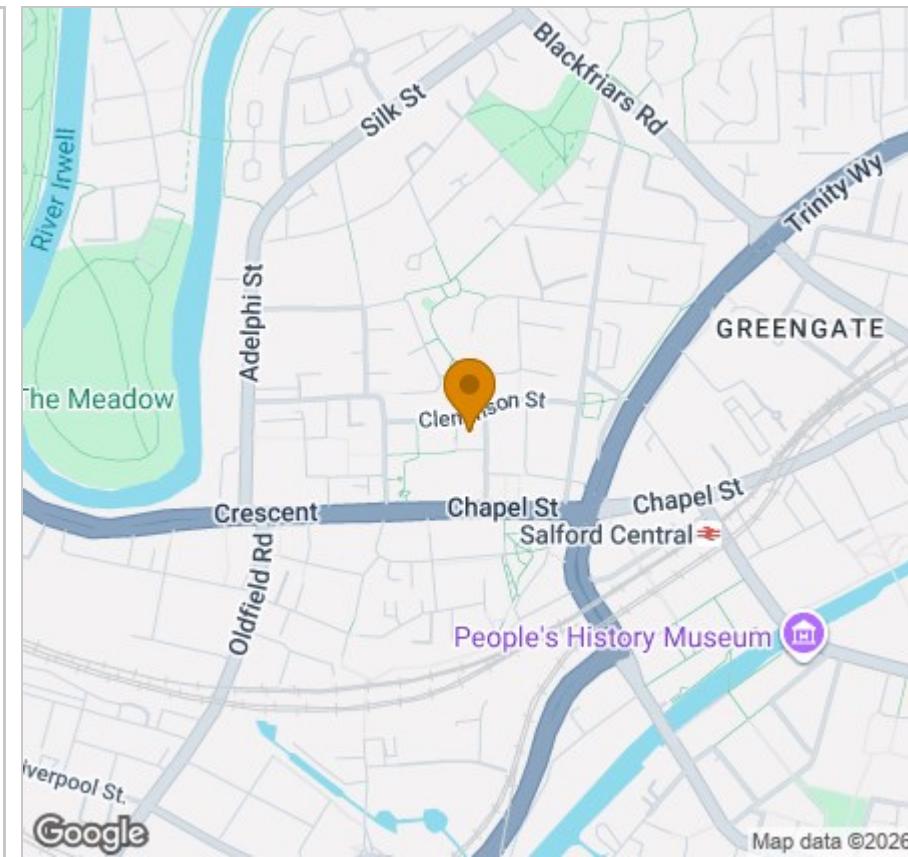
Floor Plan

First Floor



Total area: approx. 71.0 sq. metres (764.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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